



EXHAM CLOSE, WOODLOES

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SALES & LETTINGS

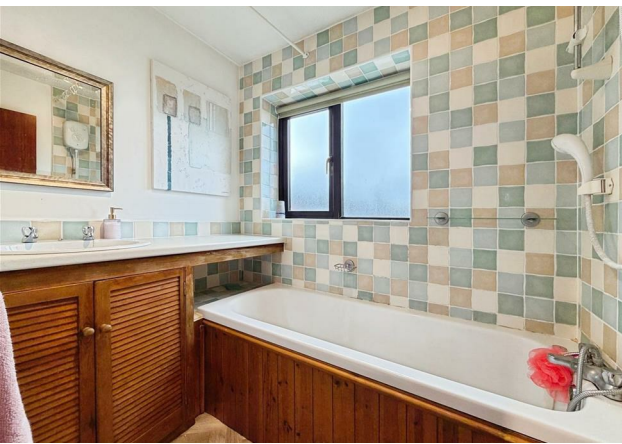




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SALES & LETTINGS

**FOR SALE**





An extended 1970s mid terrace property in a cul-de-sac in Central Woodloes, Warwick. The property comprises of entrance hall, lounge diner, an oak kitchen and an extended sitting room. Upstairs are three well proportioned double bedrooms, a bathroom and a separate toilet. The property also has a garden to the rear with brick outbuilding, parking to the front and an integral garage. Well located for the Woodloes Primary School, the local shops and not far from Warwick Hospital.

It's in the details...

#### Entrance Hall

A carpeted entrance hall with arch opening through to the kitchen, a carpeted staircase rising to the first floor and a timber door through to the lounge diner.

#### Lounge Diner

Being freshly decorated, with new carpets also, there is a large radiator, stonework fireplace with shelving and wall lighting. Brick arch through to the extension, brick arch through to the kitchen and there are uPVC double glazed French doors through to the garden.

#### Kitchen

A good size oak built kitchen, with mottled worktops, a single stainless steel sink, a mixer tap and drainer. A four ring electric hob, with an extractor over. A fitted oven, space and plumbing for washing machine and space for a dryer. There is a timber leaded window to the front elevation tiled splash-back.

#### Sitting Room

The extension has a large uPVC double glazed window overlooking the garden. There is feature brickwork and a radiator.

#### Landing

A carpeted landing which has doors through to the three bedrooms, bathroom and toilet. Loft hatch to the part boarded loft.

#### Bedroom One

A double bedroom, with a radiator and a uPVC double glazed window to the front aspect.

#### Bedroom Two

A double bedroom, with a radiator and a uPVC double glazed window to the front aspect.

#### Bedroom Three

A double bedroom, with a radiator and a uPVC double glazed window to the rear aspect. Fitted wardrobe which has the gas boiler.

#### Bathroom

Fitted with a bath with chrome mixer tap and a handheld shower attachment. There is electric shower, vanity storage with worktop and bowl style sink. There is uPVC double glazed window, a radiator and tiled splash-back.





#### Separate WC

Fitted with a uPVC double glazed window and a toilet.

#### Rear Garden

The garden is laid to patios and walkways with brick retained bedding areas and there is a timber gate to the rear passage.

#### Brick Shed

There is also a brick shed with power and lighting and timber front door.

#### Drive & Front

Driveway for parking, and rockery garden, with plants, bushes and a small tree. Pathway leads to the canopy porch and the timber front door.

#### Garage

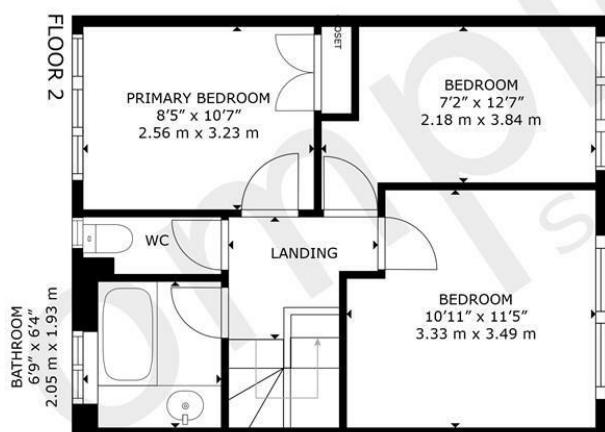
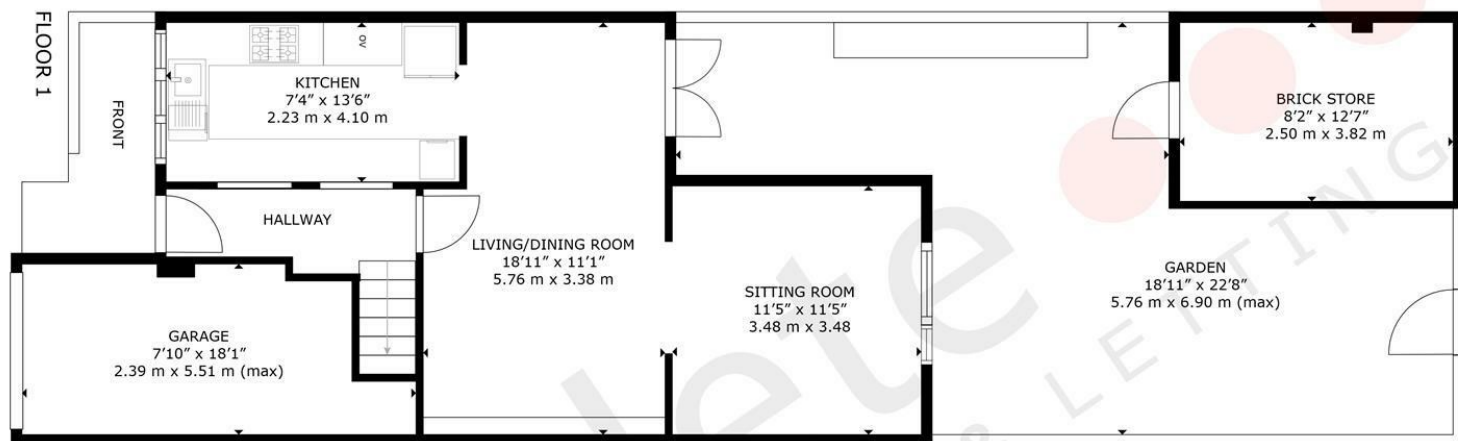
With up and over front door. Power and lighting.

#### Location

Set in The Woodloes Park, close to the local school, and not far from the Grand Union Canal and beautiful green walks, a 1970s home that is just minutes from Leamington and Warwick - both towns are renowned for architecture, schooling, shopping and a large selection of dining for all tastes. Also, it has great access to Warwick Parkway train station and major road links such as the M40 and A46. There are nice country walks



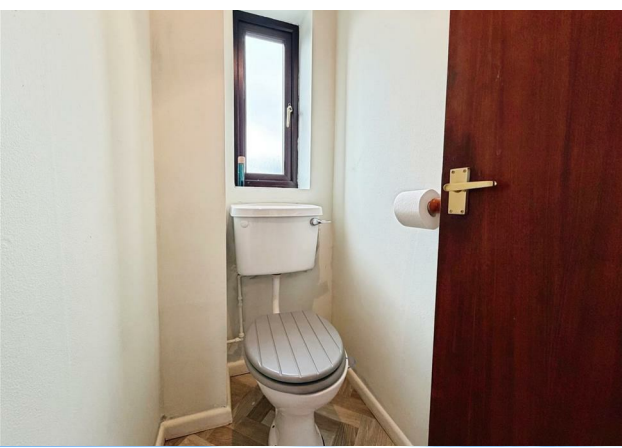




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**GROSS INTERNAL AREA**  
FLOOR 1: 600 sq. ft, 55 m<sup>2</sup>, FLOOR 2: 433 sq. ft, 40 m<sup>2</sup>  
**TOTAL: 1,033 sq. ft, 96 m<sup>2</sup>**  
EXCLUDED AREAS: GARAGE: 123 sq. ft, 11 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



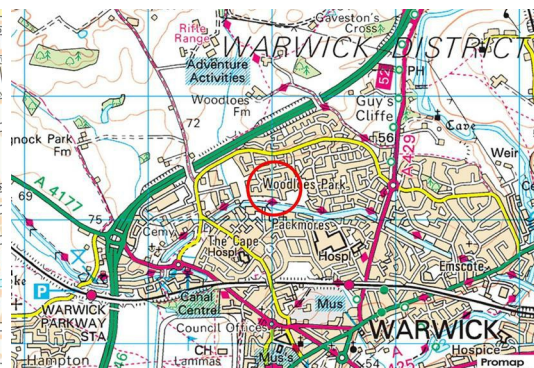
and residents often walk down to the Saxon Mill, which is a public house and renowned restaurant. Woodloes Park has an array of local amenities including a GP surgery, a post office, a pub and shops. There is a bus stop located close by on Primrose Hill. Warwick Hospital is 0.6 miles away and Warwick Train Station is 0.8 miles away, offering direct routes to Birmingham and London.





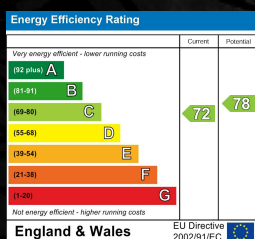
- An Extended Terrace
- Three Bedrooms
- Kitchen
- Bathroom & Separate WC
- Backing Onto Woodloes Primary School

- Built 1970's
- Lounge Diner
- Sitting Room
- Garage & Parking
- Garden With Brick Store



## EXHAM CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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